

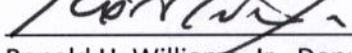


To the Honorable Council
City of Norfolk, Virginia

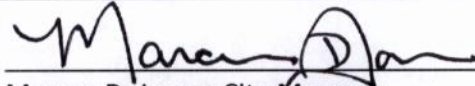
June 23, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **General Plan Amendment from commercial designation to residential mixed, Change of Zoning from R-12 (Medium Density Multi-Family) and C-2 (Corridor Commercial) to Conditional UR (Urban Residential) – Captain's Landing Townhomes**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-4**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Requests:**
 - a. ***plaNorfolk2030 Map Amendment*** – Commercial to Residential Mixed
 - b. ***Change of Zoning*** – R-12 and C-2 to Conditional UR
- IV. **Applicant:** Captain's Landing, LLC
- V. **Description:**
 - The request would allow for the development of 38 townhomes on the site.
 - The site is currently owned by the Norfolk Redevelopment and Housing Authority and it has been vacant for more than 10 years; it was last used for commercial uses.
 - Since the majority of East Ocean View is identified within *plaNorfolk2030* with a Residential Mixed designation, and given that townhomes fit within the vision for East Ocean View Avenue for a Residential Mixed community, the proposed rezoning is appropriate.
 - The development will be conditioned to the attached site plan, subject to any revisions as made be required through the Site Plan Review process, and all exterior elevations are required to obtain approval through the City's Architectural Review Board.
 - At the Planning Commission public hearing, an additional condition was proffered by the applicant in order to accommodate a formal request from the Cottage Line Civic League.
 - The additional proffer states that "a homeowners association shall be established in order to govern the management and maintenance of these properties including the common areas."

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated May 28, 2015 with attachments
- Letters of support/opposition
- Proponents and Opponents
- Ordinances



City of NORFOLK

Planning Commission Public Hearing: May 28, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Matthew Simons, CFM

M.S.

Staff Report	Item No. 3	
Address	923-929 and 1001-1029 East Ocean View Avenue 9633 & 9638 Chesapeake Street 908-924 Hillside Avenue	
Applicant	Captain's Landing Townhomes	
Requests	General Plan Amendment	From commercial designation to residential mixed
	Rezoning	From R-12 (Medium Density Multi-Family) and C-2 (Corridor Commercial) to Conditional UR (Urban Residential)
Property Owner	Norfolk Redevelopment and Housing Authority	
Site Characteristics	Site Area	3.2 acres
	Zoning	R-12, Bay Front Residential Parking Overlay (BFRPO), and C-2
	Neighborhood	Bayview
	Character District	Suburban
Surrounding Area	North	R-12: single-family uses, two-family uses, multi-family, Beach Pub, Mick's Pancake House, Ocean View Inn motel
	East	R-12: duplex and single-family uses C-2: office use
	South	R-12: duplex and single-family uses
	West	C-2: nonconforming residential; 8-plex, and 4-plexes, Retail; 7-Eleven, 905 Café and Grill, office use



A. Summary of Request

- The request would allow for the development of 38 townhomes on the site.
- The site is located along the southern line of East Ocean View Avenue, where Chesapeake Street intersects East Ocean View Avenue.
 - The development is proposed along both sides of Chesapeake Street within the Bayview neighborhood and across the street from the Cottage Line neighborhood.
 - All townhomes would be accessible to vehicles from a private driveway to the rear off of Chesapeake Street.
- The site is currently owned by the Norfolk Redevelopment and Housing Authority and it has been vacant for more than 10 years; it was last used for commercial uses.

B. Plan Consistency

Plan Amendment – 923-929 and 1001-1007 East Ocean View Avenue

- *plaNorfolk2030* designates this site as residential mixed and commercial.
 - An amendment changing the commercial designation to residential mixed is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- *plaNorfolk2030* identifies the residential mixed land use category as a location containing a variety of housing types typically developed as walkable neighborhoods with buildings that are similar in scale, no matter what the use.
 - Townhomes are identified as a housing type that is appropriate within this land use category.
- The Cottage Line neighborhood summary of the neighborhoods chapter of *plaNorfolk2030* encourages mixed use development along East Ocean View Avenue in this area, with an emphasis on residential uses that maintain the continuity of the street face as a residential boulevard.
- Given that the proposed townhomes fit within the vision for East Ocean View Avenue included in *plaNorfolk2030* for Cottage Line, the proposed amendment is appropriate.

Change of Zoning – 923-929 and 1001-1029 East Ocean View Avenue, 9633 and 9638 Chesapeake Street, and 908-924 Hillside Avenue

- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.

C. Zoning Analysis

i. General

- The site is currently zoned C-2, along East Ocean View Avenue, and R-12, for the portions along Chesapeake Street and Hillside Avenue.
- The intersection of East Ocean View Avenue and Chesapeake Street has not proven to be a viable commercial node.
- The R-12 zoning is appropriate for the entire site, however the townhouse use is not permitted within R-12.
 - The request would change the zoning to UR which would allow for development of the townhomes.

- Since the majority of East Ocean View is identified within *plaNorfolk2030* with a Residential Mixed designation, and given that townhomes fit within the vision for East Ocean View Avenue for a Residential Mixed community, the proposed rezoning is appropriate.
- ii. Parking
- The site is located in the Bayfront Residential Parking Overlay district which requires two parking spaces per dwelling unit for townhouses.
 - The proposed development provides at least three parking spaces per dwelling unit which complies with the ordinance requirements.
- iii. Flood Zone
- The property is in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that the construction of 38 new townhomes will generate 221 new vehicle trips per day.
- The site is near frequent transit service with Hampton Roads Transit bus routes 1 (Granby Street) and 3 (Chesapeake Boulevard) operating near to the site.
- Neither Ocean View Avenue nor Chesapeake Boulevard adjacent to the site are identified as a severely congested corridor in the current update to regional Hampton Roads Congestion Management analysis.

E. Impact on the Environment

- As a new development, it will have to complete the Site Plan Review process with all the standards set forth in the *Zoning Ordinance of the City of Norfolk, 1992*.
 - This process will ensure that landscaping and stormwater management provisions are met.
 - Through the Site Plan Review process the developer will have to make improvements to the right-of-way; install proper curb, gutter, sidewalk and a landscape verge, to include new street trees.

F. Impact on Surrounding Area/Site

- The development will be conditioned to the attached site plan and elevations, subject to any revisions as made be required through the Architectural Review Board and through the Site Plan Review process.
 - The townhomes will have a 2-story massing along Hillside Avenue to match the neighborhood scale, with a 3-story massing along East Ocean View Avenue to frame the street with an appropriate building form.
 - All of the townhomes will have rear-loading detached garages, accessed through a private rear alley.
 - All of the townhomes will have a front door oriented towards the street; appropriate for a townhouse form.

- By requiring this use to conform to the attached conditions, the proposed development should fit within the existing development pattern found in this portion of the Bayview neighborhood.

G. Payment of Taxes

The owner of the properties is current on all real estate taxes.

H. Civic League

- Notice was sent to the Bayview and Cottage Line Civic Leagues on March 17th.
- The applicant presented the proposal to both Civic Leagues through several meetings throughout the Fall of 2014 and this Spring.
- Letters of support were received from the Bayview and Cottage Line Civic Leagues.

I. Communication Outreach/Notification

- Legal notice was posted on the property on April 21.
- The application was sent to the Bayview and Cottage Line Civic Leagues on April 14.
- Letters were mailed to all property owners within 300 feet of the property on May 14.
- Legal notification was placed in *The Virginian-Pilot* on May 14 and May 21.

J. Recommendation

Staff recommends that the future land use map amendment and rezoning requests be **approved** subject to the submitted proffers shown below:

Rezoning Proffers

1. All of the exterior elevations visible from any public right-of-way, for both the townhouse units and detached garages, shall apply for and receive approval from the City's Architectural Review Board (ARB) prior to the issuance of any building permit.
2. The site shall be developed generally in conformance with the attached conceptual site plan entitled as prepared by *LeBeau Consulting, LLC.*, dated May 6, 2015, attached hereto and marked as "Exhibit A," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.
3. Subject to any revisions as may be required as part of the ARB review process described in conditions (a), above, all building elevations shall be comprised of approximately 10% brick masonry, 75% horizontal fiber cement board and 15% fiber cement board and batten.
4. The maximum number of residential units shall not exceed 38.

Attachments

Location Map

Zoning Map

Future Land Use Map Amendments

Application

Survey

Conceptual Site Plan

Aerial Rendering

Elevations and Floor Plans

Notice to the Bayview Civic League

Notice to the Cottage Line Civic League

Letters of Support from the Bayview and Cottage Line Civic Leagues

Proponents and Opponents

Proponents

Trevor Spiers – Applicant
4640 Shore Drive, Suite 113
Virginia Beach, VA 23455

Michael Clark – NRHA
201 Granby Street
Norfolk, VA 23510

Omar Boukhriss
943 East Ocean View Avenue
Norfolk, VA 23503

Neighbor neither For nor Against

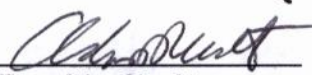
Joe Czerwinski
928 East Ocean View Avenue
Norfolk, VA 23503

Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTIES LOCATED AT 923 TO 929 AND 1001 TO 1007 EAST OCEAN VIEW AVENUE AND 9640 CHESAPEAKE STREET FROM COMMERCIAL TO RESIDENTIAL MIXED.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

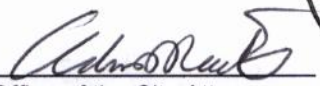
Section 1:- That the land use designation set forth in the City's general plan, planNorfolk2030, for the properties located at 923 to 929 and 1001 to 1007 East Ocean View Avenue and 9640 Chesapeake Street is hereby changed from Commercial to Residential Mixed. The properties which are the subject of this change in land use designation are more fully described as follow:

Properties fronting 250 feet, more or less, along the southern line of East Ocean View Avenue beginning 50 feet, more or less, from the western line of Chesapeake Street and extending westwardly; properties also front 250 feet, more or less, along the southern line of East Ocean View Avenue and 150 feet, more or less, along the eastern line of Chesapeake Street; premises numbered 923 to 929 and 1001 to 1007 East Ocean View Avenue and 9640 Chesapeake Street.

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 923 TO 929 AND 1001 TO 1029 EAST OCEAN VIEW AVENUE FROM C-2 (CORRIDOR COMMERCIAL) DISTRICT TO CONDITIONAL UR (URBAN RESIDENTIAL) DISTRICT AND BFRPO (BAY FRONT RESIDENTIAL PARKING OVERLAY) DISTRICT AND PROPERTIES LOCATED AT 9633, 9638, AND 9640 CHESAPEAKE STREET AND 908 TO 924 HILLSIDE AVENUE FROM R-12 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND BFRPO (BAY FRONT RESIDENTIAL PARKING OVERLAY) DISTRICT TO CONDITIONAL UR (URBAN RESIDENTIAL) DISTRICT AND BFRPO (BAY FRONT RESIDENTIAL PARKING OVERLAY) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 923 to 929 and 1001 to 1007 East Ocean View Avenue are hereby rezoned from C-2 (Corridor Commercial) District to Conditional UR (Urban Residential) District and BFRPO (Bay Front Residential Parking Overlay) District. The properties are more fully described as follow:

Properties fronting 250 feet, more or less, along the southern line of East Ocean View Avenue beginning 50 feet, more or less, from the western line of Chesapeake Street and extending westwardly; properties also front 250 feet, more or less, along the southern line of East Ocean View Avenue and 150 feet, more or less, along the eastern line of Chesapeake Street; premises numbered 923 to 929 and 1001 to 1007 East Ocean View Avenue and 9640 Chesapeake Street.

Section 2:- That the properties located at 1021 and 1029 East Ocean View Avenue, 9633 and 9638 Chesapeake Street, and 908 to 924 Hillside Avenue are hereby rezoned from R-12 (Multi-family Residential) District and BFRPO (Bay Front Residential Parking Overlay) District to Conditional UR (Urban Residential) District and BFRPO (Bay Front Residential Parking Overlay) District. The

properties are more fully described as follow:

Properties fronting 100 feet, more or less, along the southern line of East Ocean View Avenue beginning 250 feet, more or less, from the eastern line of Chesapeake Street and extending eastwardly; fronting 55 feet, more or less, along the western line of Chesapeake Street beginning 150 feet, more or less, from the southern line of East Ocean View Avenue and extending southwardly; fronting 50 feet, more or less, along the eastern line of Chesapeake Street beginning 150 feet, more or less, from the southern line of East Ocean View Avenue and extending southwardly; and fronting 350 feet, more or less, along the northern line of Hillside Avenue beginning 100 feet, more or less, from the western line of Chesapeake Street and extending westwardly; premises numbered 1021 and 1029 East Ocean View Avenue, 9633, 9638 Chesapeake Street, and 908 to 924 Hillside Avenue.

Section 3:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The maximum number of residential dwelling units on the property shall not exceed 38.
- (b) All of the exterior elevations visible from any public right-of-way, for both the townhouse units and detached garages, shall apply for the receive approval from the City's Architectural Review Board (ARB) prior to the issuance of any building permit.
- (c) The site shall be developed generally in conformance with the conceptual site plan entitled "Proposed Conditions for Captain's Landing," prepared by LeBeau Consulting, LLC, dated May 6, 2015, attached hereto and marked as "Exhibit A," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.
- (d) Subject to any revisions as may be required as part of the ARB review process described in conditions (a), above, all building elevations shall be comprised of approximately 10% brick masonry, 75% horizontal fiber cement board, and

15% fiber cement board and batten.

- (e) A homeowners association shall be established in order to govern the management and maintenance of these properties including the common areas.

Section 4:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

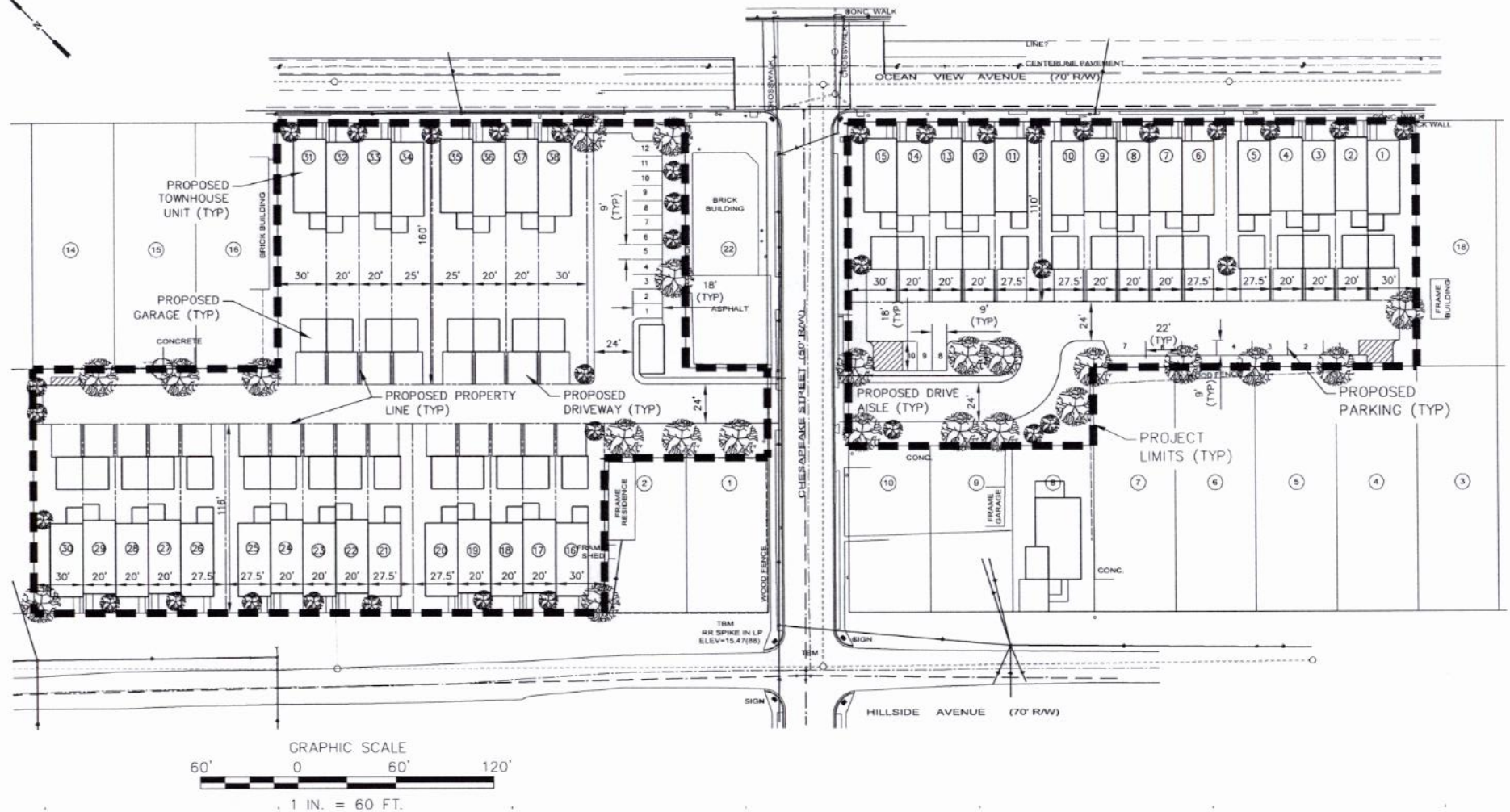
Section 5:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 6:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

Exhibit A



2516 PINEY BARK DRIVE,
VIRGINIA BEACH, VA 23456

PHONE: (757) 403-3350
LEBEAUCONSULT.COM

PROPOSED CONDITIONS

for
CAPTAIN'S LANDING, LLC

NORFOLK

VIRGINIA

CONCEPTUAL SITE PLAN

DATE: 04/13/15	SCALE: 1" = 60'
DESIGNED: TJL	DRAWN: CAD
PROJECT NO: 0015-1401	
SHEET: SK-2	



.....
P . O . B o x 8 7 0 7 , N o r f o l k , V A 2 3 5 0 3

September 14, 2014

Planning Commission
Department of City Planning
810 Union Street, Suite 508
Norfolk, VA 23510

Bayview Civic League met September 9. Trevor Spiers and Mike Baust, presented their plans as EDC Homes & GS Development for and responded to questions/ feedback about their proposed project at Chesapeake Street and Ocean View Avenue. Overall, we are impressed with their plan as presented. We like the Hardy-board exterior and variety between units, the HOA taking care of perimeter landscaping and deed restrictions to percentage of rental units. We voted in favor of the project - all members present are in favor of this relatively low-density development.

Members expressed concerns about the nearby crosswalk and lighting, recommending that the City improve both. We are excited about the stability their development would provide to this rather fragile section of the neighborhood. Having more homeowners and an active HOA will help this area that has a disproportionate presence of transient rental units.

Again, Bayview Civic League is in favor of the EDC Homes and GS Development proposal for Chesapeake St and Ocean View Avenue, as presented to Bayview Civic League.

Sincerely:

Linda Lundquist
President, Bayview Civic League



Cottage Line Civic League
1816 E. Ocean View Avenue
Norfolk, Virginia 23503

September 6, 2014

Chairman, Norfolk Planning Commission
Attn: Director of Planning, George Homewood
City of Norfolk, 508 City Hall Building
810 Union Street
Norfolk, VA 23510

Re: EDC Development Request for the Chesapeake Street and East Ocean View Avenue area

Dear Mr. Homewood,

Cottage Line Civic League met on September 4th, 2014 and heard a presentation from EDC and GS Developers for the development of townhouses on the vacant lots on or near Chesapeake Street and East Ocean View Avenue (900 and 1000 Blocks). My members supported this development unanimously.

We had over 50 members in attendance, and there was a lively discussion about the development. The issues / items that we would like to ensure are part of the development plan are:

1. Meets or exceeds the parking requirements of 2.5 spaces per unit
2. That a **professionally managed** Home Owners Association (HOA) is required
3. The number of rental units is not to exceed 25% of the total units
4. Quality construction materials be used, no vinyl boxes
5. Professionally landscaped and maintained by the HOA

If you have any questions, please contact myself at (757) 287-6693

Sincerely,

Vic Yurkovic
President

Copy to
EDC / Lenny Newcomb – Planning / Bayview Civic League

Maureen & Scott Paris
920 E. Ocean View Avenue
Norfolk, VA 23503
maureen@drinkcocaola.net

27 May 2015

Chairman, Norfolk Planning Commission
Attn: Director of Planning, George Homewood
City of Norfolk, 508 City Hall Building
810 Union Street
Norfolk, VA 23510

Re: EDC Development Request for Rezoning

Dear Mr. Homewood,

We are in receipt of the proposed change in rezoning for the development of a community across the street from our future home. Unfortunately, we are not embracing this request for multiple reasons. Being a native born in Norfolk, I can remember when as kids, my sisters and I were instructed not to ever go to Ocean View. Ocean View had become very colorful and sketchy for all the wrong reasons. Having seen Ocean View reinvent itself over the past fifteen years, I have seen such positive strides that I have since moved into the OV community with not only one home, but now two – with the second being across from this proposed community. We own two homes in OV not necessarily by choice but have been waiting for other homes (near our current residence) clear up from inventory in the hopes we will be able to minimize our loss when we sell it. Our hope was to sell our current residence in OV to build a home on 920 E OVA – directly across the street from the proposed townhome community. Currently, our lot/carriage house is next to an older condominium building that has seen better days but we purchased the lot knowing that was to the left of us. I am too familiar with the builder that is part of this new development who is building entry level homes in the OV area as well as other communities in Hampton Roads. A neighbor decided to use this builder and work halted in the very beginning because improper construction of the foundation. To this day, this lot remains untouched since they began foundation well over a year and half ago.

Because of the type of homes that are now being proposed for this rezoning and understanding the quality of construction that will follow these homes, I feel my husband and I may need to reconsider living in Norfolk -- more specifically in Ocean View. Having seen what Ocean View was with glimmers of the past still scattered through the OV area, I feel the proposed rezoning is a sign of what is to come for Ocean View which I find quite troubling. I am very concerned that this community will not have a professionally managed HOA which I feel should be a requirement should this be approved by those making these decisions. The design of the townhouse including square footage and number of bedrooms per square footage is even a greater concern. I can foresee parking being problematic for all surrounding areas. All of this combined makes me feel our investment in building our home in Ocean View may be severely compromised.

As I realize my concerns may not be shared with the commission, I felt it important that I share a window of these concerns.

Respectfully,

Maureen Paris

May 27, 2015

Dear Lenny,

This is Omar from Omar's Carriage House. I wanted to touch base with you to talk to you about my property at 943 E. Ocean View Ave. in Ocean View. I'm reaching out to you before the council meeting tomorrow. I wasn't aware of the development around my property but finally got a chance to look at the plan. I like what's happening but have a few concerns. I am in the process of working with an architect on a plan to open a restaurant in my building in the near future. My concern is having a residential surrounding that may create a problem for me if I apply for an ABC license. I want to put it on record in front of the city council and come to the meeting tomorrow afternoon and address this matter.

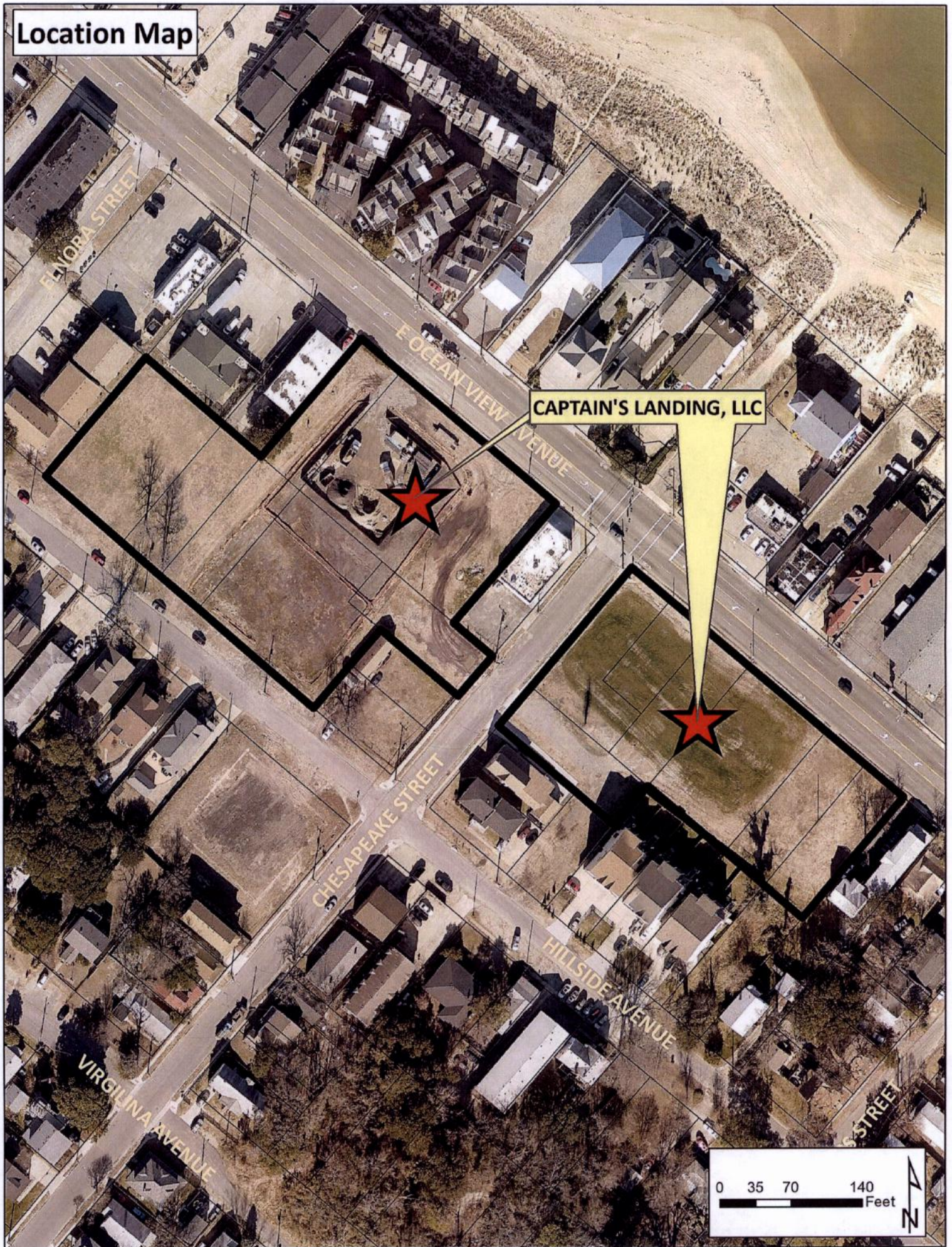
If you can call me and let me know what my next step is since I was not informed early enough. I still think I have good plans for that area.

Thank you for any help and advice you can give.

Sincerely,

Omar Boukhriss
757-288-6982

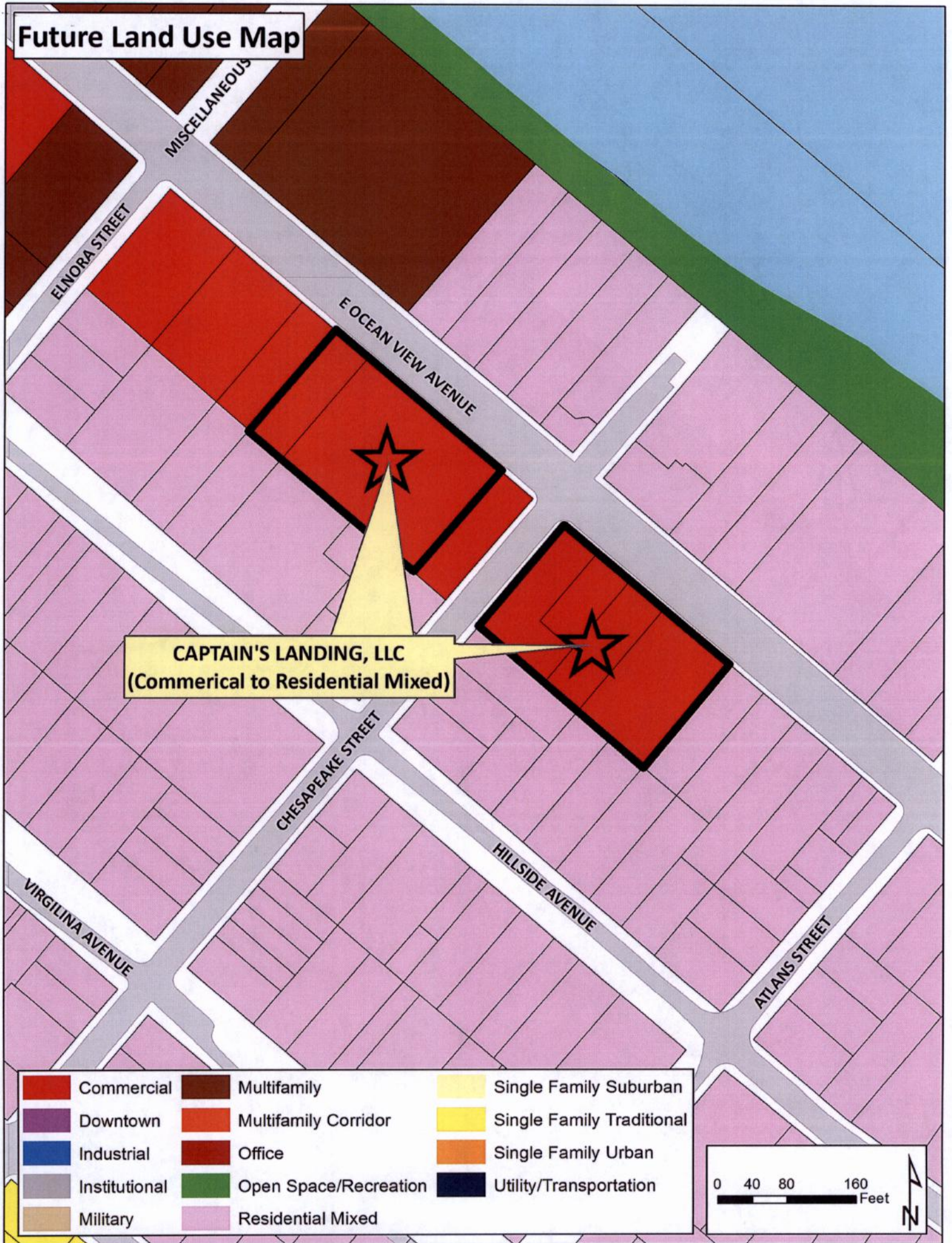
Location Map



Zoning Map²



Future Land Use Map





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: 3/26/15

Conditional Change of Zoning

From: R12 & C2 Zoning To: Conditional UR Zoning

DESCRIPTION OF PROPERTY

908 - 924 Hillside Avenue
9633 + 9638 Chesapeake Street
Property location: (Street Number) 923-1029 (Street Name) E. Ocean View Ave

Existing Use of Property: Vacant land

Current Building Square Footage NA

Proposed Use Town home development

Proposed Building Square Footage

Trade Name of Business (If applicable) Captain's Landing LLC

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Spiers (First) Trevor (MI) G

Mailing address of applicant (Street/P.O. Box): 4640 Shore Dr. Ste 113

(City) Virginia Beach (State) Va. (Zip Code) 23455

Daytime telephone number of applicant (757) 342-0493 Fax (757) 460-4079

E-mail address of applicant: tgspiers@hotmail.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Conditional Rezoning
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax (757)

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner (757) email:

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application
Conditional Rezoning
Page 3

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Michael B. Chalk Sign: M.B. Chalk 04/13/2015
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Trevor Spiers Sign: [Signature] 3/30/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)


Captain's Landing Rezoning

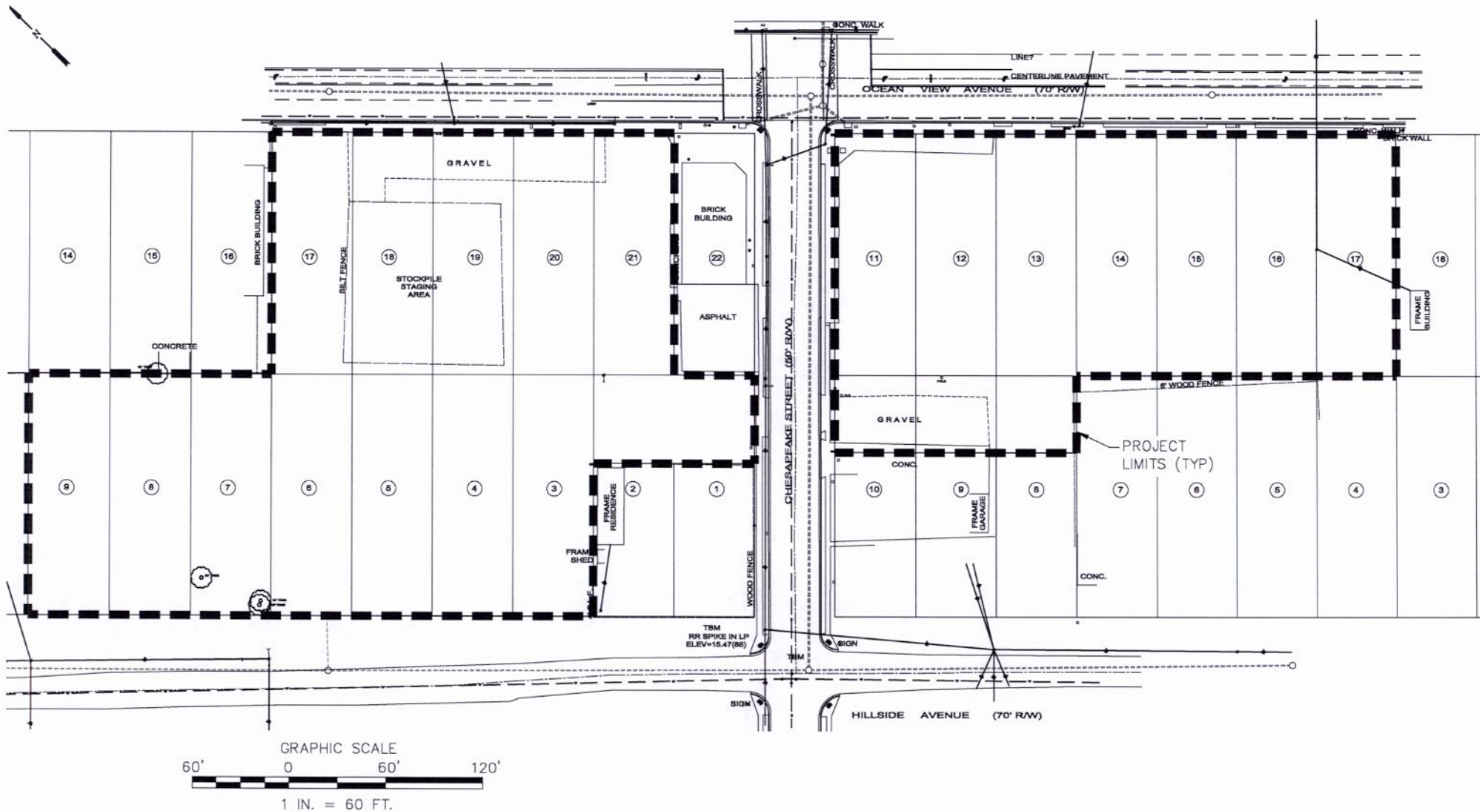
Location: 923-929 East Ocean View Avenue, 908 – 924 Hillside Avenue, 9633 Chesapeake Street,
1001 – 1029 East Ocean View Avenue & 9638 Chesapeake Street

Re: **Proffered Conditions**

- (a) All of the exterior elevations visible from any public right-of-way, for both the townhouse units and detached garages, shall apply for and receive approval from the City's Architectural Review Board (ARB) prior to the issuance of any building permit.
- (b) The site shall be developed generally in conformance with the attached conceptual site plan entitled as prepared by *LeBeau Consulting, LLC.*, dated May 6, 2015, attached hereto and marked as "Exhibit A," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.
- (c) Subject to any revisions as may be required as part of the ARB review process described in conditions (a), above, all building elevations shall be comprised of approximately 10% brick masonry, 75% horizontal fiber cement board and 15% fiber cement board and baton.
- (d) The maximum number of residential units shall not exceed 38.

Property Owner/Authorized Agent: Captain's Landing LLC

Signature:  J. Manning Mercer Date: 5/07/15



EXISTING CONDITIONS

for
CAPTAIN'S LANDING, LLC

NORFOLK

VIRGINIA

PHYSICAL SURVEY

DATE: 04/13/15 SCALE: 1" = 60'

DESIGNED: TJL DRAWN: CAD

PROJECT NO: 0015-1401

SHEET: SK-1

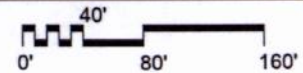
LeBEAU
CONSULTING, LLC

2516 PINEY BARK DRIVE,
VIRGINIA BEACH, VA 23456

PHONE: (757) 403-3350
LEBEAUCONSULT.COM



Captain's Landing of West Ocean View



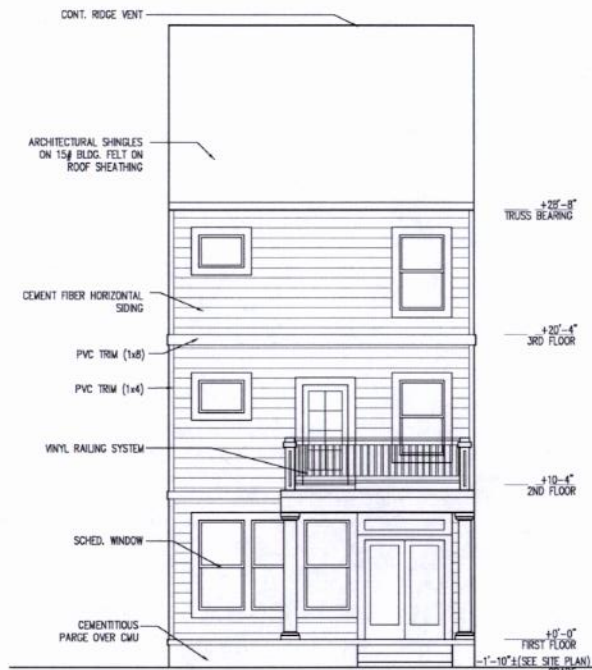


PERSPECTIVE VIEW - 3 STORY UNITS

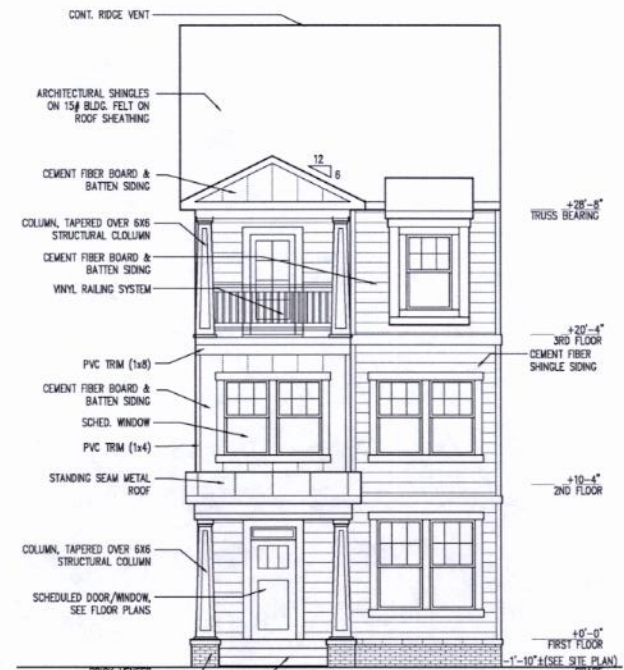


CAPTAIN'S LANDING TOWNHOMES
NORFOLK, VIRGINIA

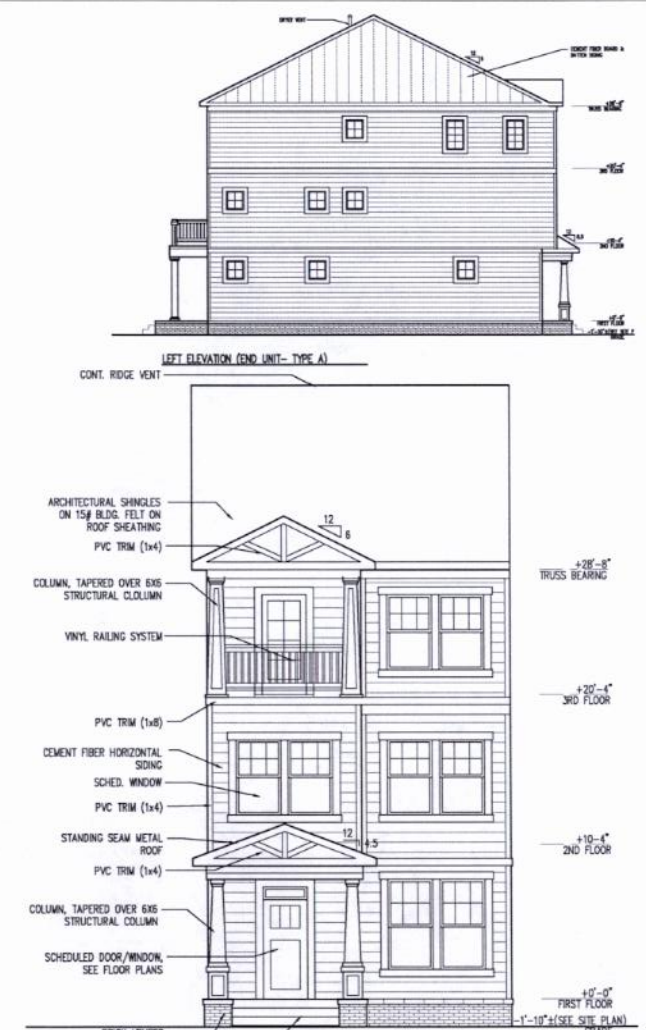




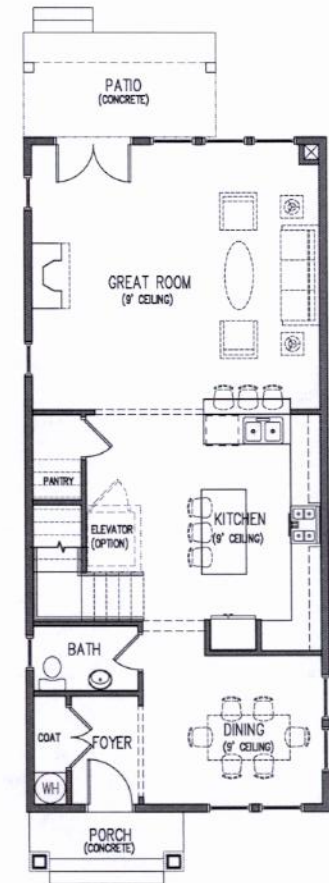
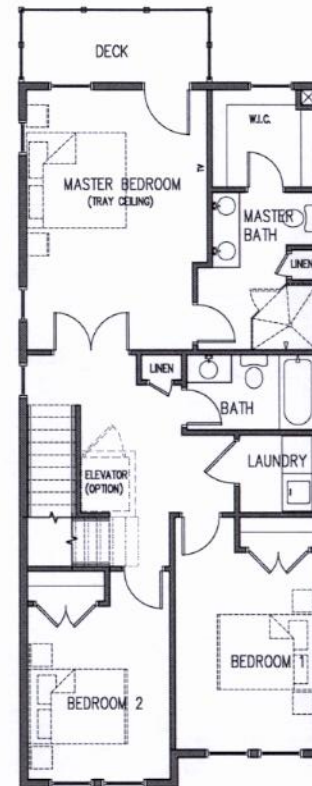
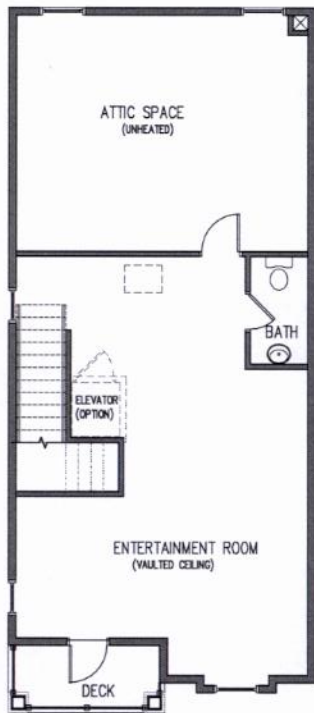
BACK ELEVATION
1/4" = 1'-0"



FRONT ELEVATION - UNIT TYPE B
1/4" = 1'-0"



FRONT ELEVATION - UNIT TYPE A
1/4" = 1'-0"



CAPTAIN'S LANDING TOWNHOMES
NORFOLK, VIRGINIA





PERSPECTIVE VIEW - 2 STORY UNITS

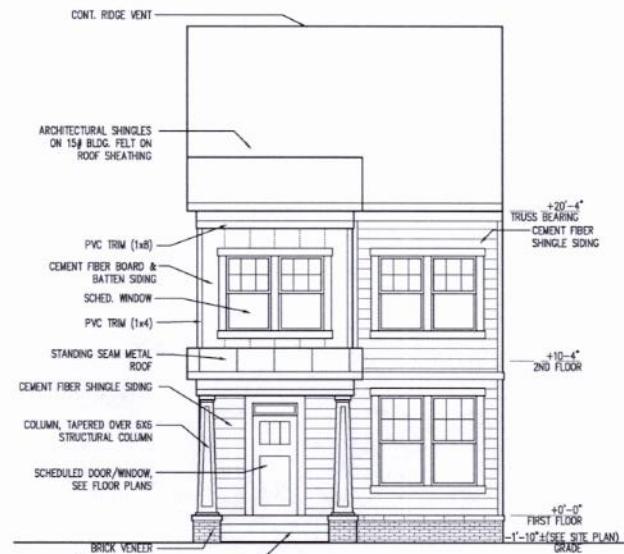


CAPTAIN'S LANDING TOWNHOMES
NORFOLK, VIRGINIA

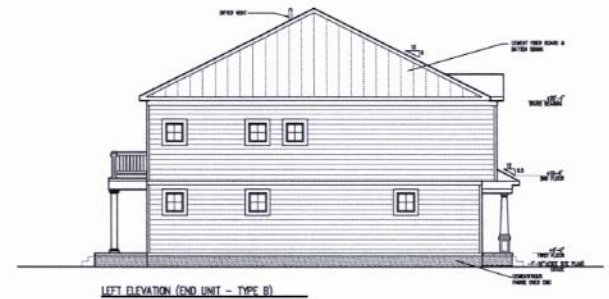




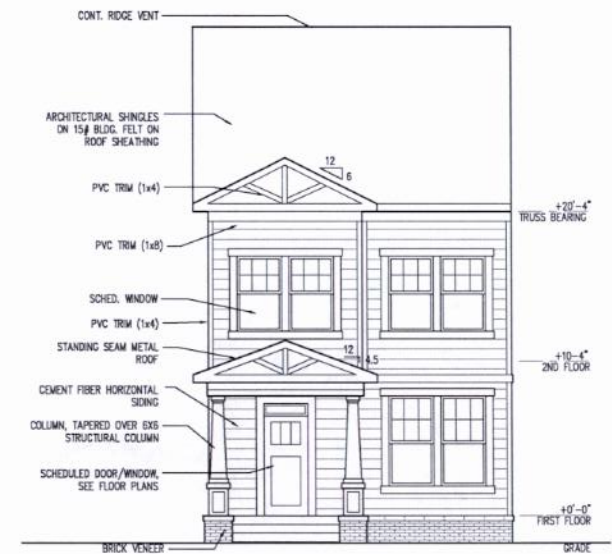
BACK ELEVATION
1/4" = 1'-0"



FRONT ELEVATION - UNIT TYPE B
1/4" = 1'-0"



LEFT ELEVATION (END UNIT - TYPE B)

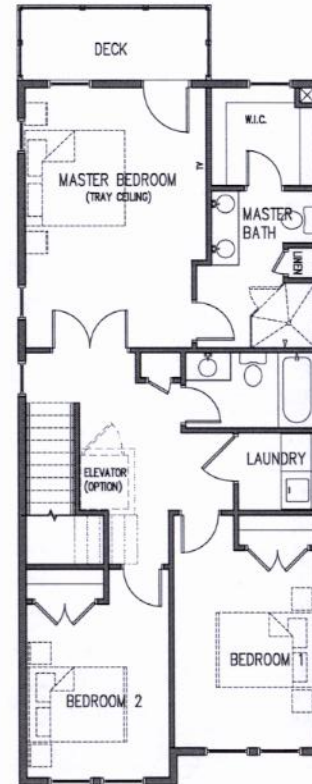


FRONT ELEVATION - UNIT TYPE A
1/4" = 1'-0"

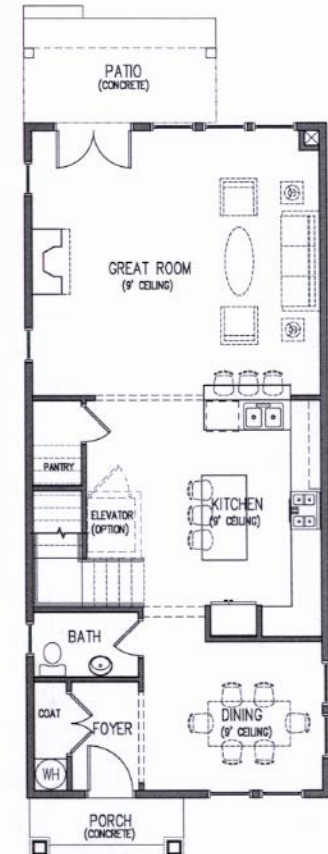


CAPTAIN'S LANDING TOWNHOMES
NORFOLK, VIRGINIA





SECOND FLOOR PLAN
1/4" = 1'-0"

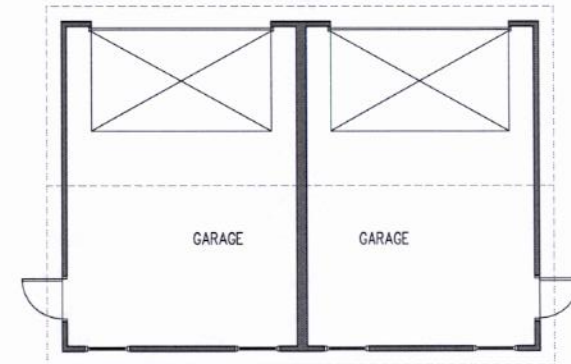


FIRST FLOOR PLAN
1/4" = 1'-0"



CAPTAIN'S LANDING TOWNHOMES
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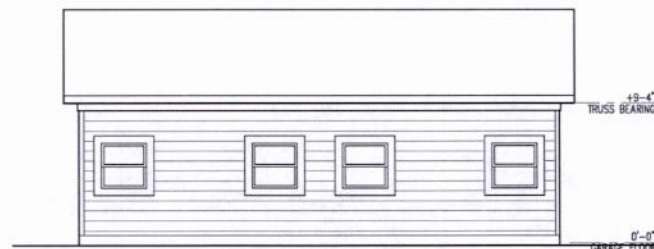




GARAGE FLOOR PLAN
1/4" = 1'-0"



SIDE ELEVATION - GARAGE
1/4" = 1'-0"



BACK ELEVATION - GARAGE
1/4" = 1'-0"



FRONT ELEVATION - GARAGE
1/4" = 1'-0"



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